

555 BROADWAY

222 Broadway

Building Specs

HVAC

Steam is utilized to provide perimeter heat radiation via induction units. A dual air supply duct system provides both hot and cold air that is mixed in the duct plenum to provide year round comfort on some floors. Cooling is provided by 3 chillers, one (1) Dual Steam/Electric nominally rated at 1200tons, One (1) Steam Turbine nominally rated at 787 and lastly One (1) Electric Chiller nominally rated at 900 tons.

Base Building HVAC Hours: Monday - Friday 8:00am – 6:00pm

Supplemental Condenser: Approximately 2655 tons w/ approximately 900 tons available

Water Cooling Capacity: 75°F – 50% R.H. when the outdoor dry bulb temperature is 91°F and wet bulb temperature is 75F.

Winter Temperature: 70°F when the outdoor temperature is 5°F.

Electrical

A minimum of 6 watts per rentable square foot will be provided for tenants' 120/208v lighting and appliance loads, exclusive of building services, with additional capacity available. All tenant electricity is billed through sub-meters connected to all lights and power in tenants' direct space. The electrical closet varies in number dependent on the floor.

Life Safety

There are three (3) diesel-powered emergency generators, One (1) 250Kva and Two (2) 1750 KW generators. On level CC, is the location of the Caterpillar 250 KVA emergency generator that provides back up power for all life-safety systems in the building, including fire alarms, fire sprinkler pump, emergency lighting, lighted exit signs, flow switches and pull boxes.

Fuel for the emergency generator is provided by a 75-gallon day tank located beside the generator as well as a 3,000 gallon, double steel Above Ground Storage Tank (AST) in secondary containment nearby, also on level CC.

Elevators

Passenger Elevators: Low-Rise: Floors 2-8, Six 4,000lbs capacity cars

Mid-Rise: Floors 7-12, Six 4,000lbs capacity cars

High-Rise: Floors 13-27, Six 4,000lbs capacity cars

Freight Elevator Cars: Floors CC-29, One 4,000lbs capacity cars



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Area Amenities

The building is within walking distance of some of the cities landmark areas:

- City Hall
- Seaport District
- Wall Street
- New York Stock Exchange
- Federal Hall
- Trinity Church
- World Trade Center
- The Oculus

Roof Space

Available upon request and Landlord's approval.

Column Spacing

Columns are 14 feet off of perimeter window lines and spacing varies from 8 to 10 feet on center.



Mullion Spacing

Double hung windows are paired two next to each other for a combined opening of 6 feet between perimeter façade columns. Perimeter façade columns are 3 feet in width.

Storage Space

Storage space is available on the A, B, & C basement levels of the proper building.

Transportation

Poised as the most accessible central business district in the nation with the opening of the Fulton Street Transit Center, there is access to 14 distinct subway lines (1, 2, 3, 4, 5, 6, A, C, E, J, M, N, R, and Z) and steps away from the World Trade Center transportation hub, housing access to the PATH train, high-speed airport, New Jersey & Staten Island ferries, and a proposed direct rail link to JFK. There are also commuter bus lines to the outer boroughs along Broadway.